



**CITY COUNCIL MEETING  
CLOSED SESSION  
ALDERMANIC LIBRARY  
2<sup>ND</sup> FLOOR  
MAY 4, 2009**

**PRESENT:** Alderman Hansen, Bernstein, Holmes, Rainey, Moran, Tisdahl, Wollin, Wynne, Jean-Baptiste. Alderman Elect Fiske, Wilson, Tendam, Burrus, Grover

**STAFF:** Heidi Voorhees, President PAR Group, LLC, Rolanda Russell Interim City Manager, Elke Purze Interim First Asst. Corporate Counsel

**PRESIDING:** Mayor Lorraine Morton

**START:** 9:22 p.m.

**Personnel**

Mayor Morton opened the meeting for the purpose of discussing the search for the new City Manager. She called on Heidi Voorhees President of the PAR Group who has been the headhunter in this process.

Ms. Voorhees stated this was a transition meeting. The purpose was to allow the new council members to benefit from the current members knowledge during the last recruitment process. She also wanted feedback on the questions she prepared to possibly ask the candidates during the interviewing.

Alderman Bernstein wanted to know which candidates were left from our last discussions.

Ms. Voorhees replied, Twombly, Cassady, Feeney, Malin, Bokiewicz, Sigman. She announced that Mr. Twombly could not make any of the dates, and she had some

alternative dates from him (June 11<sup>th</sup> & 14<sup>th</sup> with a time restriction). You could possibly bring him in for the second round of interviews.

Alderman Rainey reminded Ms. Voorhees that she said the candidates would work around the dates the Council made, and she agreed that she still felt that way because the other candidates re-arranged their schedules.

Mayor Morton asked if he still wanted to be considered and Ms. Voorhees said yes he does. The decision by the Council was to keep him for the second round.

Ms. Voorhees suggested to the Council of having a public component, to the second interview and decide on a date for that second interview.

Alderman Moran asked Ms. Voorhees if she would expect some tearing between the first and second round. She answered yes.

Then the Aldermen agreed to have the Department heads meet the candidates and then for them to give some feedback, because we did not have any contact with them the last time.

Alderman Rainey stated after the first round we will be eliminating candidates, and we should then have the second round on one day and introduce them on the second day.

Alderman Holmes asked how would the Council bring the other candidate for the second round of interviews. Ms. Voorhees suggested to the Council to interview Mr. Twombly.

Mayor Morton asked the Council what are we trying to decide? could someone put it on the table.

Alderman Wynne said there are two things: 1) should there be a public aspect of this process, and 2) what should we do with Twombly? Her suggestion was to take a look at the second interview and if he can't come for that to drop him.

Mayor Morton said that was for him but what about the date for the second interview.

Alderman Bernstein stated he had no dates but asked how many dates Mr. Twombly could not make. Ms. Voorhees replied he could not come on the 15<sup>th</sup> or 16<sup>th</sup> of May and June 6<sup>th</sup> and June 5<sup>th</sup> he definitely could not make.

All of the Aldermen agreed that they had kept those original dates as the interview dates and that they had kept the dates open.

Ms. Voorhees said to have the second interviews on the 5<sup>th</sup> and then have the public component on the 6<sup>th</sup>. Alderman Wynne so moved and stated we should do exactly that.

Alderman Rainey asked if we could circulate them to the Department Heads in the morning on June 5<sup>th</sup>.

Mayor Morton asked about the Department Heads and wondered how many we have. The suggestion came back to say Senior Staff instead and all agreed to the rewording.

Ms. Voorhees suggested the Department heads then have a feedback session for the Council before they meet with the candidates.

Alderman Elect Fiske asked what the Council would do with Mr. Twombly, and if he was one of the finalists he would not be here on the 6<sup>th</sup>.

Ms. Voorhees said that is right, and Alderman Moran said you would have to do something quick to bring him back.

It was finally decided to have Mr. Twombly come in for interview on Friday.

Alderman Tisdahl had questions about the questions Ms. Voorhees prepared. She wanted a question to talk about diversity and foreclosures. Alderman Rainey wanted to know could the Council ask other questions. The other Aldermen agreed they would use the prepared questions as a guide.

Mayor Morton then asked if Ms. Voorhees thought it would be beneficial to send the candidates the information on the form of government we have here in Evanston. She felt strongly that they should understand what they are coming into. Ms. Voorhees said that she had been talking to Ms. Russell the Interim City Manager and packets of information were being prepared.

Alderman Jean-Baptiste asked if someone coming into the City and talking to people in the City is not crucial because it's more important to know how the City Manager manages the City. The Aldermen touch the people not the City Manager.

Mayor Morton stated that Alderman Jean-Baptiste's statement was very important what you want in a City Manager is someone who manages and the political side of the community rests with the Aldermen. She then asked Ms. Voorhees how extensive was her research.

Ms. Voorhees stated she only interviewed three in person. She also looked for someone who could handle a lot of things at same time, and can they come in and work with the Council.

Mayor Morton wanted to know if she knew what kind of towns are they. Are they Farm communities, Industrial communities, one horse Towns?

What would be the earliest to start on Friday, the suggested time was 2:00 p.m.

After all of the discussion and concerns of how to deal with these candidates and the suggestions that Ms. Voorhees made the personnel section of the meeting was complete and the Aldermen Elect were then excused.

### Real Estate

Ms. Elke Purze Interim First Asst. Corporate Counsel stated that Chiaravella wanted to go forward and get this completed.

Alderman Rainey asked the Mayor to let Alderman Wynne speak.

Alderman Wynne informed the Council that Chiaravella had called her and wanted to know if there were any major issues so as to move forward.

Alderman Wynne stated if they default they will pay us back \$250,000, we renegotiate the time to pay and they pay 2% over prime as interest.

Ms. Purze directed the Councils attention to page 14 where they took out all of the default wordage, and in the middle of article 13.3.

Alderman Moran wanted to know what the new provisions were.

~~Alderman Moran stated they will pay 2% interest on something they can't even pay the principal on, so you are remediless unless you can oust them from the property.~~

Alderman Hansen stated there was no end date to the proposal. Ms. Purze said they would include an end date with an ouster clause.

Alderman Bernstein said he would like for them to execute a Quit Claim deed back to us if they are in default.

Ms. Russell interjected that the payments are once a year according to the agreement.

Ms. Purze then commented on the pay schedule: \$500,000 up front at closing, and then \$400,000 once a year. The closing is set for December 15<sup>th</sup> of this year as stated by Ms. Purze. The first installment of \$500,000 from the owner at closing. The second installment on or before December 31, 2010 \$400,000 with \$100,000 from the \$400,000 to go towards the park, third installment on or before December 31, 2011 \$400,000, fourth installment on or before December 31, 2012 \$400,000, and the final installment \$400,000 December 31, 2012.

Ms. Purze informed the Council they will begin 2010-11 phase 1. Phase 2 will consist of demolition and reconstruction of the annex pending zoning processes.

Alderman Bernstein wanted some language to be included that states they do not have special privileges to the Park, because of the \$200,000 they give to the Park Improvement Fund. Also in section 3.4 we took it out so they own the property, but we should collateralize it and put a lean on the property. We don't have a mortgage and if they go out and get a mortgage from someone else, we are then in second position and we would have to buy out those mortgages. He suggested to replace 3.4 into the agreement.

Ms. Purze then stated they would put 3.4 back in, under 4.3 add language about a Quit Claim Deed for collateral, the whole section 13 the addition of an end date as far as their purchaser's default, execute the Quit Claim Deed back to us, striking the necessity of us to file an action (Alderman Bernstein). Alderman Wynne stated they wanted to buy it. Alderman Rainey asked if we were going to do anything with article 5 Title evidence.

Alderman Bernstein suggested that the Council reserve the right to file a lean. He wants to put a mortgage on the property to gain some security, because they could sneak out and get a mortgage because there is no lean against the property.

Ms. Russell inferred they could still borrow on it but we would just be in first position. She directed the Council's attention to page 19, section 18.4 the term of refusal rights they have for a period of ten years we want to take that out. In terms of process if they agree to all of this we want to put it on the next Council agenda and then we won't have to bring it back.

Alderman Jean-Baptiste suggested that the document be written and then run it by Alderman Bernstein.

It was then suggested to have it placed on the May 11, 2009 agenda just as an introduction with no discussion.

Mayor Morton asked if there were any other items for the executive meeting, hearing none she declared the meeting adjourned at 11:00 p.m.

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Respectfully submitted,  
Rodney Greene / City Clerk